

Chapter 19.330***Hotel/Motel, Long-Term Stay*****19.330.010 Purpose**

The purpose of regulating hotel/motel, long-term is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.330.020 Applicability and Permit Requirements

Hotels/Motels, long-term stay uses, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.330.030 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to hotels/motels, long-term stay uses unless otherwise specified here.

A. Site Location Standards

1. The development shall take direct access from a major arterial with a minimum of 100 feet of frontage.
2. The development shall have access to public transportation.

B. Operation and Development Standards

1. The development shall result in no harm to the health, safety or general welfare of the neighborhood from light, glare or noise.
2. The development shall contain a minimum of 220 square feet of gross floor area, with an additional 100 square feet of floor area for each occupant in excess of 2.
3. The development shall have a kitchen including a sink, a microwave, refrigerator, dry food and utensil storage, and a food preparation area having a clear working space not less than 30 inches wide.
4. The development shall have light and ventilation conforming to the adopted Building Code.
5. Each unit shall have a separate closet area.
6. Each unit shall have on-site access to an on-site laundry facility with at least one washer and one dryer for each 20 long-term stay units.

7. Each unit shall have telephone service.
8. Common open space shall be provided as follows: a minimum total of 400 square feet for the first 20 guest rooms, then 25 square feet for each room in excess of 20. Such common open space shall be located on site to be easily accessible to all guests. Such open space shall be exclusive of required building and landscaped setbacks and required parking area or parking lot landscaping. Up to one-half of the common usable open space area may be located indoors in the form of an exercise room, recreation room, or similar common facility.
9. The maximum number of units occupied by long-term stay guests cannot exceed 25% of the total number of units within the hotel or motel.
10. An on-site manager on duty within an office that is open on a 24-hour basis.
11. A maximum period of occupancy may be applied to the hotel or motel as determined by the facilities location, design and the amenities provided for guests.
12. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.